

# ABSOLUTE LAND AUCTION

Stock Photos Used, Not Actual Property

## HIGHLIGHTS:

- Large tract, easily farmed
- Just off Highway 36
- Close to grain markets



L-2200052

**168.74+/- Acres • Cheyenne County, Kansas**

**Monday, November 22, 2021 • 1:30 PM**

***CFM Event Room | 214 West Washington Street, St. Francis, Kansas***



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For additional information, please contact:

**Rick Johnson, AFM/Agent**

**McCook, Nebraska**

**Office: (308) 345-1240**

**Cell: (308) 340-0306**

**[RJohnson@FarmersNational.com](mailto:RJohnson@FarmersNational.com)**

**[www.FarmersNational.com/RickJohnson](http://www.FarmersNational.com/RickJohnson)**



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# Property Information

## Location:

11 miles west of St. Francis on Highway 36 and .5 miles south on County Road 4.

## Legal Description:

Part of the S2 36-3-42, Cheyenne County, Kansas.

## Property Description:

There are 168.74 assessed acres with 167.37 cropland acres according to the FSA. The farm is currently in 2021 wheat stubble ready for a 2022 spring crop.

## Farm Data:

Cropland 167.37 acres

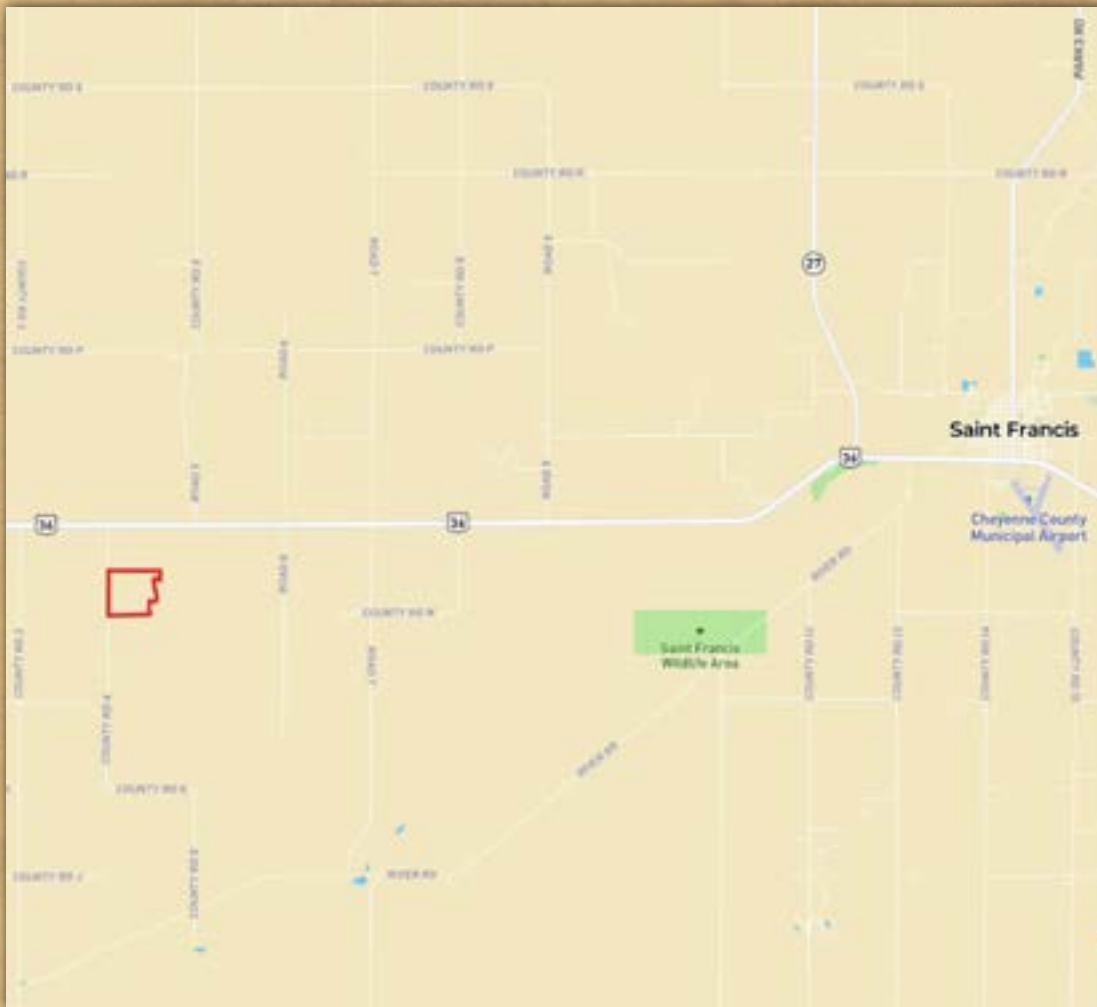
## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	67.7 acres	42 bushels
Milo	25.6 acres	46 bushels

## 2020 Taxes:

\$1,290.17

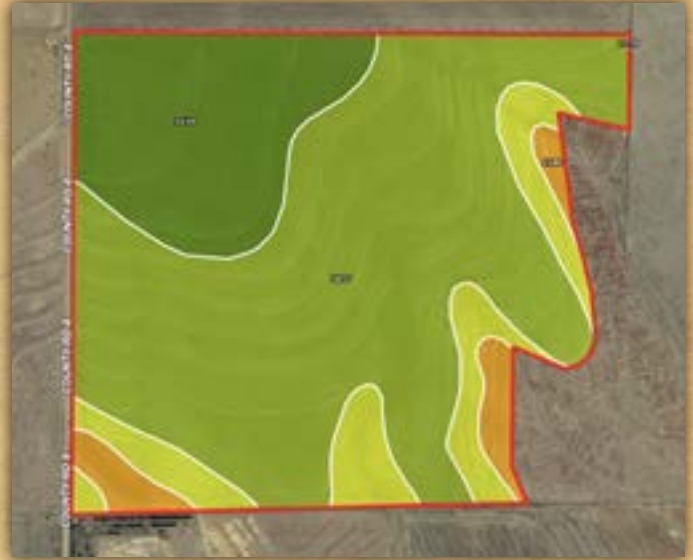
## Location Map



## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1857	Ulysses silt loam, 1 to 3 percent slopes	104.14	61.72	0	65	3e
1619	Keith silt loam, 0 to 1 percent slopes	35.3	20.92	0	61	2c
1579	Colby silt loam, 3 to 6 percent slopes	21.18	12.55	0	54	4e
1580	Colby silt loam, 6 to 15 percent slopes	8.11	4.81	0	48	6e
TOTALS		168.73(*)	100%	-	61.97	3.06



## Stock Photos

# AUCTION TERMS

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes for 2021 payable in 2022 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on December 22, 2021 or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Cheyenne County Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Cheyenne County Title the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on December 22, 2021 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Cheyenne County Title.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total

price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

**Approval of Bids:** This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Seller:** Vinton Family

**Auctioneer:** Van Schmitt

